

LAKE COUNTY ZONING BOARD

January 4, 2006

AGENDA

The Lake County Zoning Board will hold a public hearing at **9:00 a.m., on Wednesday, January 4, 2006**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on Tuesday, **January 24, 2006**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Chairman	District 4
Mr. Welton G. Cadwell, Vice Chairman	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	

COUNTY REPRESENTATIVES

Ms. Cindy Hall, County Manager
Mr. Sanford A. Minkoff, County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Carol Stricklin, Director, Department of Growth Management
Ms. Amye King, AICP, Assistant Director, Department of Growth Management
Ms. Terrie Diesbourg, Interim Administrative Manager, Department of Growth Manager
Mr. John Kruse, Senior Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Jennifer Dubois, Senior Planner, Planning & Development Services
Ms. Stacy Allen, Senior Planner, Planning & Development Services
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
January 4, 2006
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
January 24, 2006

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
PH#93-05-2	Nola Land Company Inc. Sean Froelich, VP, Park Square Enterprises	1	#110-05-PUD
CUP#05/11/1-4	Mark & Kathleen Draper Craig & Associates	2	#114-05-CUP <u>STAFF CONTINUANCE TO FEB.</u>
PH#2-06-3	Robert E. Smith c/o Jim & Linda Watson Crossroads Fellowship	3	#1-06-CFD
PH#3-06-2	Darryl Carter Greg Beliveau, AICP, LPG Urban & Regional Planners	4	#2-06-PUD
PH#9-06-5	Raymond Erjavec Steven J. Richey, P.A.	5	#3-06-Z
PH#106-05-2	Gladys Casta & Gladys De Jesus Marco Ossa	6	#126-05-CFD
PH#105-05-5	Greg & Lisa Gottsch BeeLine Partners, Larry Johnson	7	#121-05-Z
PH#6-06-1	Robert Davis, et al	8	#4-06-Z
PH#8-06-4	Roger & Barbara Howard Roberto Boselli	9	#6-06-Z
PH#10-06-3	St Johns River Water Mgmt District Gene Caputo	10	#7-06-CFD
PH#11-06-1	Dallas McLaurin, Richard Richardson Ronald & Carole Reinighaus; Pete & Cynthia Buhler Leslie Campione, P.A.	11	#8-06-Z
PH#12-06-1	Corley Island Development LLC John Schmid	12	#9-06-Z
MSP#05/11/1-2	Rinker Materials Corp. Steven J. Richey, P.A.	13	#112-05-MSP/AMD
PH#87F-05-3	The Plantation at Leesburg Miranda F. Fitzgerald, Esq.	14	#128-05-PUD/DRI/AMD Request 30-day Continuance
PH#89-05-2	Carlos Martinez & Anna Forte	15	#103-05-CP
PH#1-06-4	Bramdeo Arjune	16	#10-06-Z

PH#4-06-4	East Lake County Chamber of Commerce Stephen Jennelle, CPA	17	#11-06-CP
PH#5-06-4	Centex Homes/Pat Knight Thomas Daly / Sullivan's Ranch	18	#12-06-PUD/AMD
PH#13-06-4	Sorrento Hills Inc. John Gray Jr., Manager, Eagle Dunes	19	#13-06-PUD
CUP#00/4/2-4	John & Tammy Negri	20	#14-06-CUP/REV

TRACKING NO.: #110-05-PUD

CASE NO: PH#93-05-2

AGENDA NO: #1

OWNER: Nola Land Co / Jahna Mine PUD

APPLICANT: Sean Forelich, Park Square Enterprises

GENERAL LOCATION: Clermont area – Property lying N of Johns Lake Road, E of Hancock Rd, S and W of Hartle Road, S of SR 50 and Emil Jahna Rd and Magnolia Bay and John's Lake Estates subdivisions. (27/34/35-22-26)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to allow for the construction of an age-restricted residential community.

SIZE OF PARCEL: 554.88 +/- acres

FUTURE LAND USE: Suburban

TRACKING NO.: #114-05-CUP

CASE NO: CUP#05/11/1-4

CONTINUE TO FEB. 1ST; PENDING OUTCOME
OF VARIANCE

AGENDA NO: #2

OWNER: Mark & Kathleen Draper

GENERAL LOCATION: Eustis area – Property located N of SR 44 and E of Estes Road, N of Lake Lincoln Lane (a non-county maintained road) (5-19-17)

APPLICANT'S REQUEST: A request for a Conditional Use Permit in A (Agriculture) to allow the placement of a 190 ft monopole tower on a 60' x 60' lease parcel. (5 +/- acres)

SIZE OF PARCEL: 5 +/- acres

FUTURE LAND USE: Suburban

TRACKING NO.: ##1-06-CFD

CASE NO: PH#2-06-3

AGENDA NO: # 3

OWNER: Robert E. Smith

APPLICANT: c/o Pastors Jim & Linda Watson, Crossroads Fellowship

GENERAL LOCATION: Ferndale area – Property lying W'ly of the intersections of Trousdale Street and CR 455 and S of Winding Ridge Lane. (34-21-26)

APPLICANT'S REQUEST : A request to rezone from A (Agriculture) to CFD (Community Facility District) for construction of a church and associated uses.

SIZE OF PARCEL: 6 +/-acres

FUTURE LAND USE: Rural Village

TRACKING NO.: #2-06-PUD

CASE NO: PH#3-06-2

AGENDA NO: #4

OWNER: Darryl Carter and Earl Crittenden

APPLICANT: Greg Beliveau, AICP, LPG Urban & Regional Planners

GENERAL LOCATION: South Lake County / Groveland area – property located SE'ly of the intersections of US 27/SR 25 and SR 19, just S of the Florida Turnpike. (21/22/27-21-25)

APPLICANT'S REQUEST: A request to rezone from R-1 (Rural Residential), C-1 (Neighborhood Commercial), and A (Agriculture) to PUD (Planned Unit Development) to develop a mixture of commercial and residential development consisting of townhouses, single-family residential units and apartments.

SIZE OF PARCEL: 157+/acres

FUTURE LAND USE: Urban

TRACKING NO.: #3-06-Z

CASE NO: PH#9-06-5

AGENDA NO: #5

OWNERS: Raymond Erjavec

APPLICANT: Steven J. Richey, P.A.

GENERAL LOCATION: Lady Lake area – From the intersection of US Hwy 441/27 and Lake Griffin Road, proceed E'ly along Lake Griffin Road approximately 1-1/2 miles to Larson Lane, a non-county maintained road, to property lying at the NW corner of the intersection of Larson Lane and Lake Griffin Road.

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to R-1 (Rural Residential) for residential development.

SIZE OF PARCEL: 10 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #126-05-CFD

CASE NO: PH#106-05-2

AGENDA NO: #6

OWNER: Gladys Casta & Gladys De Jesus

APPLICANT: Marco Ossa

GENERAL LOCATION: Clermont area – Property lying W'ly of CR 561 and Cypress Landing. (35-22-24)

APPLICANT'S REQUEST: A request for rezoning from R-1 (Rural Residential) to CFD (Community Facility District) for construction of a community facility learning center for use of after school sports and art with a director house as an accessory use.

SIZE OF PARCEL: 10.45 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #121-05-Z

CASE NO: PH#105-05-5

AGENDA NO: 7

OWNERS: Greg & Lisa Gottsch

APPLICANT: BeeLine Partners, Larry Johnson

GENERAL LOCATION: Grand Island area – Property located at the NW cor of the intersection of Sugarsand Rd & Apiary Rd. (31-18-26)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to R-3 (Medium Residential) for development of single-family residential home sites.

SIZE OF PARCEL: 10 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #4-06-Z

CASE NO: PH#6-06-1

AGENDA NO: #8

OWNERS: Robert Davis, Keith Whitmore and Rudolph Reihmer

GENERAL LOCATION: Leesburg / Silver Lake area – Property lying S of Misty Meadow Road and E of Radio Road. (11-19-25)

APPLICANT'S REQUEST: A request to rezone from R-1 (Rural Residential) to R-2 (Estate Residential) to create three (3) residential lots.

SIZE OF PARCEL: 2.52 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #6-06-Z

CASE NO: PH#8-06-4

AGENDA NO: #9

OWNER: Roger & Barbara Howard

REPRESENTATIVE: **Roberto Boselli**

GENERAL LOCATION: Lady Lake area – Property lying E of Gray's Airport Road and S of Lake Griffin Road. (14-18-24)

APPLICANT'S REQUEST: A request for rezoning from R-1 (Rural Residential) to R-6 (Urban Residential).

SIZE OF PARCEL: 10 +/- acres

FUTURE LAND USE: Urban Expansio

TRACKING NO.: #7-06-CFD

CASE NO: PH#10-06-3

AGENDA NO: #10

OWNER: St Johns River Water Management District

APPLICANT: Gene Caputo

GENERAL LOCATION: Lake Jem area – Property lying at the NW corner of the intersections of CR 448A and Keen Ranch Road. (25-20-26)

APPLICANT'S REQUEST: A request for rezoning from A (Agriculture) to CFD (Community Facility District) to bring the property into compliance for the continued use and operation of the District's restoration of Lake Apopka.

SIZE OF PARCEL: 42 +/-acres

FUTURE LAND USE: Rural

TRACKING NO.: #8-06-Z

CASE NO: PH#11-06-1

AGENDA NO: #11

OWNER: Dallas McLaurin, Richard Richardson; Ronald & Carole Reinighaus; Pete & Cynthia Buhler
APPLICANT: Leslie Campione, P.A.

GENERAL LOCATION: Bassville Park area – From the intersection of CR 473 and Northern Avenue, proceed E along Northern Avenue to Lincoln Road, N along Lincoln Road to intersect Flower Lane, W along Flower Lane to property lying N of Flower Lane and E of Holly Road. (12-19-25)

APPLICANT'S REQUEST: A request to rezone from RMRP (Mobile Home Rental Park) to R-1 (Rural Residential) for residential development.

SIZE OF PARCEL: 13.75 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #9-06-Z

CASE NO: PH#12-06-1

AGENDA NO: #12

OWNER: Corley Island Development LLC

APPLICANT: John Schmid

GENERAL LOCATION: North Okahumpka area – Property lying at the SE corner of the intersections of US Hwy 27 and Corley Island Road. (2-20-24)

APPLICANT'S REQUEST: A request to rezone from C-1 (Neighborhood Commercial) to C-2 (Community Commercial) to allow the use of the site for medical offices.

SIZE OF PARCEL: 2.79+/acre

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #112-05-MSP/AMD

CASE NO: MSP#05/11/1-2

AGENDA NO: #13

OWNERS: Rinker Materials

APPLICANT: Steven J. Richey, P.A.

GENERAL LOCATION: Four Corners / Green Swamp area – Property located N of CR 474 and SW'ly of Green Swamp Road. (13-24-25) (18-24-26)

APPLICANT'S REQUEST: A request for an amendment to Mining Site Plan in A (Agriculture) (ORD#2002-50) to add the additional use of a Dura Rock plant to the sand mine operation. (699 +/-acres)

SIZE OF PARCEL: 699 +/-acres

FUTURE LAND USE DESIGNATION: GSACSC – Core Conservation

TRACKING NO.: #128-05-PUD/DRI/AMD

CASE NO: PH#100-05-3

AGENDA NO: #14

OWNER(S): Plantation at Leesburg, Earl Thiele

REPRESENTATIVE: **Miranda Fitzgerald**

GENERAL LOCATION: Leesburg area - Property lying N of Florida's Turnpike, W of US 27 and E of SR 33.

APPLICANT'S REQUEST: A request for a non-substantial amendment to PUD/DRI Ordinance #2003-11 (DRI Development Order) and #2003-12 (Local Development Order) to reduce the residential density and commercial square footage.

SIZE OF PARCEL: 1,760+/-acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #103-05-CP

CASE NO: PH#89-05-2

AGENDA NO: #15

OWNER: Carlos Martinez & Anna Marie Forte

GENERAL LOCATION: Clermont area – Property lying SW'ly of Ronald Reagan Turnpike and CR 455; and N of Old Hwy 50. (23-22-26)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to CP (Planned Commercial) with C-1 (Neighborhood Commercial) and C-2 (Community Commercial) uses for future commercial uses.

SIZE OF PARCEL: 3.6 +/-acre

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #10-06-Z

CASE NO: PH#1-06-4

AGENDA NO: #16

OWNER: Bramdeo Arjune

GENERAL LOCATION: East Lake County area – Property lying SW of Wolf Branch Road and CR 437 and 1/2 mile N of CR 46. (30-19-28)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to R-2 (Estate Residential) to create four (4) – 1/2 acre residential lots.

SIZE OF PARCEL: 2.5+/acre

FUTURE LAND USE: Public Resource Land

TRACKING NO.: #11-06-CP

CASE NO: PH#4-06-4

AGENDA NO: #17

OWNER: East Lake County Chamber of Commerce

APPLICANT: Stephen Jennelle, CPA

GENERAL LOCATION: Mt Plymouth area – Property lying S of SR 46 and E of CR 437. (30-19-28)

APPLICANT'S REQUEST: A request to rezone from R-6 (Urban Residential) to CP (Planned Commercial) with limited C-1 (Neighborhood Commercial) uses to include office / shops.

SIZE OF PARCEL: 1.91 +/- acres

FUTURE LAND USE: Public Resource Lands

TRACKING NO.: #12-06-PUD/AMD

CASE NO: PH#5-06-4

AGENDA NO: #18

OWNER: Centex Homes / Pat Knight

REPRESENTATIVE: Thomas Daly

GENERAL LOCATION: East Lake County / Mt Dora area – Property located approximately 1/2 mile S of SR 46, W of Round Lake Road and also SE'ly of Robie Road. (34-19-27)

APPLICANT'S REQUEST: A request to amend PUD Ordinance #2004-73 (Sullivan's Ranch) to add an equestrian training facility and associated uses for use by the residence and general public; and to amend the existing pavement width from 24 feet to 20 feet concurrent with development of the site; and a request to reduce the setback requirement for the horse barn from 200 feet to 100 ft.

SIZE OF PARCEL: 298+/acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #13-06-PUD

CASE NO: PH#13-06-4

AGENDA NO: #19

OWNER: Sorrento Hills Inc.

REPRESENTATIVE: John Gray, Jr., Manager, Eagle Dunes

GENERAL LOCATION: East Lake County area – Property lying approximately 1 mile NW of the intersections of Wolf Branch Road and CR 437; and S of SR 44 and E'ly of Cardinal Lane and E and W of Equestrian Trail. (13-19-27 / 18-19-28)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to allow for a mixed residential development consisting of single-family and golf villa residences, with open space and a golf course.

SIZE OF PARCEL: 202.32+/acres

FUTURE LAND USE: Rural

TRACKING NO.: #14-06-CUP/REV

CASE NO: CUP#00/4/2-4

AGENDA NO: #20

OWNER: John & Tammy Negri

GENERAL LOCATION: East Lake County / Bay Lake area – Property located in Sorrento Shores Subdivision, South of Leeward Street and approximately 400 feet East of Bay Avenue. (16-18-28)

APPLICANT'S REQUEST: A request for voluntary revocation of the uses permitted by Ordinance #2000-22, for the placement of a mobile home on site for use as a caretaker's residence, with an existing single-family residence.

SIZE OF PARCEL: 5 +/- acres

FUTURE LAND USE: WRPA Sending Area #2 / A-1-20